

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
MARCH 10, 2010 AT 4:00 P.M.
MEETING HALL, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Bryan Haza, (President), Dick Gaynor, Ann DeVore, John Hatter, Dave Fisher, Dennis Crider, Brian Russell, Tom Wetherald and Tom Finke (Bartholomew County Liaison).

Members Absent: Steve Ruble, Dave Bonnell, and Roger Lang

Staff Present: Jeff Bergman, Heather Pope, Rae-Leigh Stark, Sondra Bohn, Laura Thayer Thomas Weintraut, Emilie Pannell and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the February 10, 2010 meeting.

Motion: Mr. DeVore made a motion to approve the minutes. Mr. Hatter seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

C/MP-10-01: Indian Hills Estates Replat – a request by John Counciller for approval of a minor subdivision requiring a modification from Section 16.24.030(Table 1) of the Subdivision Control Ordinance to exceed the maximum number of potential dwelling units on a cul-de-sac, and a modification from Section 16.24.060 of the Subdivision Control Ordinance which requires sidewalks or other pedestrian systems in all subdivisions except administrative and agricultural subdivisions. The property is located at 3932 Shoshonee Drive in the City of Columbus.

Mr. Haza read a letter that had been received dated March 3, 2010 from Rik Sanders with E.R. Gray & Associates asking that this petition be withdrawn without prejudice.

Motion: Mr. Fisher made a motion to approve a withdrawal without prejudice. Ms. DeVore seconded the motion and it carried with a vote 8-0.

NEW BUSINESS REQUIRING COMMISSION ACTION

C/RZ-10-02: Wagner Rentals and Development – a request by Wagner Rentals and Development to rezone a property of approximately 8,900 square feet from CC (Community Commercial) to CD (Downtown Commercial). The property is located at 702 and 706 3rd Street in the City of Columbus.

Ms. Pannell presented the background information on this request.

Mr. Erick Meeks with E.R. Gray & Associates and Kent Wagner with Wagner Realty represented the petitioner.

Mr. Meeks stated they would answer any questions and would ask that the Plan Commission send a favorable recommendation to the City Council.

Mr. Haza opened the meeting to the public.

Ms. Cathy Caldie asked if there would be landscaping required in front of the building. Mr. Meeks stated that in this zoning district the Landscape Ordinance does not apply. He stated it would allow for a patio area, such as the one at Hotel Indigo. He stated that could be a possibility at the site. Mr. Meeks stated with the zero build-to line there would not be that much room for landscaping.

Mr. Bergman stated there are some things that could happen at this property that would trigger landscaping, such as a parking lot of a certain size. He stated the Downtown District is to have an urban concept and content for the development of the buildings. Mr. Bergman stated there would not be any kind of suburban style of landscaping around the building and this would be discouraged at this location.

Mr. Haza closed the meeting to the public.

Mr. Fisher asked what would be located at the site. Mr. Meeks stated the final decision has not been made, but it was his opinion that it could be residential mixed with commercial.

Ms. DeVore asked if this proposed zoning was more limited than what was in place currently. Mr. Bergman stated it was different in terms of the context that each one is trying to establish. He stated Community Commercial has set backs and parking requirements and other things that have a suburban type feel. He stated the Downtown Commercial is different, as it specifies an urban type of setting, similar to what is seen on Washington Street. He stated the commercial uses are almost the same.

Mr. Bergman stated that this area is designated as an expansion of the downtown at some point. He stated he would expect over time to see other proposals like this and with more of this area turning over from suburban character to more urban character. Mr. Bergman stated that he would recommend sending a favorable recommendation to the City Council.

Motion: Ms. DeVore made a motion to send a favorable recommendation to the City Council. Mr. Russell seconded the motion and it carried with a vote of 8-0

PP-10-01: Westlake Cove/Replat of Westlake Park Major Subdivision – a request by Tipton Lakes Company to create 16 lots and 3 blocks equaling 7.93 acres. The property is located on the southeast side of Sugarberry Drive, and at the dead end of Treeline Drive on the east side of West Lake in the City of Columbus.

Ms. Stark presented the background information on this request.

Mr. Bergman stated that Treeline Drive was originally platted to connect into Westlake Park. He stated there was a small turn out for a stub street that went to the south. Mr. Bergman

stated that Tipton Lakes Company is proposing to omit this stub street.

Mr. Mark Isaacs with Independent Land Surveying and Mr. Don Michael with Tipton Lake Company represented the petitioners.

Mr. Michael stated they have contacted over 100 adjacent landowners and hosted a public meeting regarding this plat. He stated at the public meeting there were concerns expressed about drainage and preservation of existing vegetation. Mr. Michael stated he had personally met with each individual that submitted a letter to the Plan Commission or voiced his or her concerns at the meeting. He stated that all issues have been resolved in the final plat as submitted.

Mr. Michael stated the extension of Treeline Drive as it has been proposed would go back up to Sugarberry in Westlake Cove. He stated that would connect four neighborhoods. He stated Treeline Drive is a local street, twenty-six feet wide as it exists now and has been that way for fifteen years. It will connect Waterside, Treeline, West Lake Cove and West Lake Park. Mr. Michael stated this is consistent with what has been approved in the past. Mr. Michael stated the main connectivity throughout with all the streets in Tipton Lakes is through Tipton Lakes Boulevard, Goeller Boulevard and Champion Drive. He stated that the neighborhoods do not interconnect within other neighborhoods and the residents do not want the increase in traffic. Mr. Michael stated the same connectivity would be accomplished with this plat and it would be consistent with the other neighborhoods in Tipton Lakes.

Mr. Michael stated there was an emergency egress that will be installed in the event that something is blocked and there needs to be another entrance for emergency vehicles. Mr. Michael stated this subdivision is as connected as any of the neighborhoods in Tipton Lakes.

Mr. Isaacs stated there were concerns expressed at the last Plan Commission meeting when the property was rezoned. He stated the back of Lots 32-35 in Westlake Park, Section 2 is flat and there is a drainage swale located there but it is not serving the purpose that it should. He stated the plan in the new section is going to provide not only a drainage easement, but also a drainage pipe. He stated in talking with the neighbors much of the water is coming from downspouts and sump pumps. Mr. Isaacs stated it would not be a problem getting the water to the lake.

Mr. Haza opened the meeting to the public.

Mr. Stan Miller stated he owned the lot next to where the subdivision is being developed. He stated he had met with Mr. Michael and Doug Osborne (the builder) and discussed a drainage and vegetation easement on the west side of the property. He stated the issues he had has been resolved.

Mr. Perry White stated he had a deposit placed on the lot on the south side of the proposed subdivision. He asked if the drainage pipe would be extended to the lake. Mr. Isaacs stated the pipe would be extended and submerged into the lake.

Ms. Carla Barrett expressed concern about the placement of the sidewalks.

Mr. Allen Brandon expressed concern about the materials used for installation of the emergency entrance.

Mr. Haza closed the meeting to the public.

Mr. Bergman stated that the Planning Department, the City Engineer's Office and the Fire Department have been involved in discussions about this development. He stated relative to a secondary emergency access being installed the departments were agreeable to the proposed location and the grass pavers that were being used.

Much discussion was held regarding the split entrances to the subdivision and the emergency access.

Mr. Bergman stated that if this development were starting new today there would be different comments about connectivity and secondary access. He stated there is a lot of existing history to deal with at this location. He stated they have addressed the emergency access concerns and staff would recommend approval as proposed, including all the modifications and one technical comment that need to be addressed.

Motion: Mr. Fisher made a motion to approve this request and to provide the following modifications: (1) to construct Treeline Drive with pavement width of 26 feet, (2) lot 6 was approved to have a depth to width ratio of 4:1; (3) the applicant was approved to dedicate 46 feet of right-of-way for Treeline Drive and (4) the applicant was approved to build 16 lots for a total of 74 lots off of the single existing entrance, Treeline Drive, from Tipton Lakes Boulevard contingent on an emergency entrance/exist being constructed within a common area owned by Tipton Lakes Company extending from Honey Locust Drive to Tipton Lakes Boulevard and all technical comments being addressed. Mr. Gaynor seconded the motion and it carried with a vote of 8-0.

Mr. Russell left the meeting at this time.

General Resolution 2010-01 – a resolution approving the Columbus, Indiana Bicycle and Pedestrian Plan and recommending its adoption as an element of the City of Columbus Comprehensive Plan.

Mr. Jeff Fetterer, member of the Bicycle & Pedestrian Committee and Mr. Jeff Bergman, Director of Planning gave a brief history and a power point presentation of the proposed Columbus, Indiana Bicycle & Pedestrian Plan

Mr. Haza opened the meeting to the public.

Ms. Merry Carmichael stated she has attended most of the meetings relating to this plan and uses the bike trails consistently. She stated the City was very fortunate to have them and she supported good bike trails. Ms. Carmichael stated when looking at the maps from the original proposal to the current revised one, it does show the Planning Department has listened. She stated they have added some proposed side paths and bike lanes out by Southside School that were not included in the original plan.

Ms. Carmichael asked if the Plan Commission was giving their approval of this plan and if it was subject to change. Mr. Bergman stated that the plan is a long-term vision and would be subject to change in the future.

Ms. Carmichael asked about the Westenedge currently being proposed by the City Engineer's Office project in particular. She stated there was a meeting at Parkside School and they talked of an alternate design other than the one that was proposed originally.

Ms. Carmichael expressed concern about the travel between the two schools, Northside and Parkside. Ms. Carmichael stated that the children should be using the sidewalks to ride their bikes to school, but it is unclear who would monitor that to see that it was done correctly. Ms. Carmichael stated the bike lane proposed for Westenedge is only four feet wide and a good bike lane is five feet wide. She stated that the proposed gutter on the side might cause the bike wheel to be caught when riding. She stated they were concerned about drainage and speeding traffic on Westenedge.

Ms. Carmichael stated they were opposed to removing any trees in the neighborhood to install bike paths. She stated there were forty-four driveways in the proposed three-block area and people backing out that would have to be extremely careful. Ms. Carmichael stated they have proposed a sloping curb, so a bicycle could get off the street if necessary. She stated it was her opinion that Westenedge would be one of the first projects and would cost the taxpayers approximately \$250,000.00

Mr. Noel Taylor stated he was an avid bicyclist and stated that overall the plan is something that sounds good in its presentation. He expressed concern that some of the details do not represent what he is familiar with for the Westenedge project. Mr. Taylor stated the City Engineer said that lowering Westenedge one foot and turning it from a narrow street into a wide street with sidewalks and bike lanes would be funded from federal monies designated for trails. He stated he would question whether that was ethical or not. He expressed concern about restricting private properties and safety of the sidewalks. Mr. Taylor stated that he was told by the City Engineer's Office that the Westenedge project was a done deal and there would be no changes because of the neighbors input. He stated he had spoken with MPO Director, Kent Anderson and he confirmed that the input that they had received as a community in relationship to the Westenedge Drive project has resulted in no change.

Mr. Taylor stated they had suggested a wide path, instead of the proposed bike lanes and sidewalks. He stated this was something that would maintain the character of the neighborhood. He stated this would save the City money, where they would not have to lower or widen the street. In addition, this would not destroy any green space.

Mr. Taylor asked that they set aside this plan, until more consideration is given to the Westenedge project.

Ms. Beth Morris, Director of Healthy Communities with Columbus Regional Hospital expressed support for this plan. She stated it was important to encourage children to walk and bike to and from school. Ms. Morris stated this is a good step in the right direction.

Mr. Rod Bodack stated that his family uses the People Trails out by Parkside for recreational purposes. He expressed concern about the danger riding from the Tech Center to Mill Race and then to the path that takes you west beyond Interstate 65. Mr. Bodack stated that the proposed bike lanes are located on the busy streets in town. He expressed concern about the danger of riding a bike among the vehicle traffic.

Mr. Robert Morrison stated he was concerned about the safety of bike lanes on busy streets.

He expressed concern about the property that would be taken from the front of his house for these improvements on Taylor Road. He stated it was his opinion that property owners would be impact the widening process on Taylor Road. Mr. Morrison stated his family was a supporter of the People Trails. Mr. Morrison stated it was his opinion that the plan introduced too much information at once.

Mr. John Nash stated that he owned property along the Flatrock River; he stated they purchased the property in order to protect the natural environment. Mr. Nash stated that he supported the idea of bicycle paths and pedestrian trails. Mr. Nash stated that most of the trails are along a street or relatively close to an area where there is traffic and people, He stated the path can be seen and it easy for the biker to follow. Mr. Nash stated the area that is proposed from Rocky Ford Road to Peregrine Drive along the Flatrock River is very remote and expressed concern about safety and liability of the landowner.

Mr. Howard Bishop expressed concern about a section of Marr Road just north of the Lowell Bridge that is abandoned. He stated without a plan this is what the City will end up with, if People Trails are not built to continue the ones already started. Mr. Bishop expressed support for the proposed plan and stated that more details should be discussed later. He stated he would like to see this plan adopted by the Plan Commission.

Ms. Lou Marr stated that the proposed trails around Hawcreek would be going thru farm property. She stated farming is a business and is not to be treated lightly. Ms. Marr stated this is land that they have worked for and is their property. She stated there is liability and danger involved. Ms. Marr stated when the plan is going outside the city limits there should be more consideration given to constructing paths and trails around farmland.

Mr. Chris Wilkins expressed concern regarding the connectivity between in town and out of town bike paths. He stated he would like to see more consideration given to these connections.

Mr. John Sanders expressed concern about the maintenance of the People Trails. He stated it had been his experience that when there was rain, gravel and sand were left on the trails. He stated that it makes it dangerous to ride a bicycle or even walk on them. He asked who was in charge of the maintenance. Mr. Bergman stated that the People Trails were the responsibility of the Parks Department. Mr. Ben Wagner, Assistant Director with the Parks Department stated that they try to clean them as often as possible.

Mr. Tom Carmichael asked if federal funds would be used for these projects. Mr. Bergman stated there are many ways to obtain federal grant funds that are for various projects. Mr. Carmichael asked about the specific project for Westenedge, which the price tag shows \$1.2 million dollars in federal funds and \$240,000 from the City. He asked if the City would have the monies to spend on this project.

Mr. Carmichael stated the Westenedge project was supposed to have been completed in 2009. He stated they held a meeting at Parkside and over 100 people attended to comment on the project on Westenedge. He stated it was his opinion that no one paid any attention to the comments that were made by the public at that meeting.

Mr. Carmichael stated they had been promised a letter informing them when the Westendge project came before the City Council. He asked if this plan was adopted, does it include the Westenedge project.

Mr. Tom Talbert stated he supported the proposed Bicycle & Pedestrian Plan for the community. He stated that cities developing these plans are usually healthy communities and this fits hand in glove with the direction Columbus is going with amateur sports. Mr. Talbert stated that a collective good effort has been put forth in putting this plan together.

Ms. Carmichael stated they were in favor of a Bicycle & Pedestrian Plan, but would prefer an alternate to the one that has been proposed. She stated she was an avid bike rider and if this plan is passed that, each neighborhood should have a separate hearing.

Mr. Brandon Allen stated he supported the current proposed plan.

Mr. Ray Morris stated the bike paths were good from West Hill until you cross the Second Street Bridge. He stated it became rough getting to the east side of town. He stated he supported the plan and was in favor of approval at this meeting.

Ms. Amparo Caudill stated that she walked to church along Taylor Road each Sunday and construction of sidewalks along her route would be helpful.

Mr. Kenneth Russell stated he resided on Westenedge Drive. He asked what kind of changes could be expected there this summer. He stated that it was his opinion that this money was wasted on Westenedge Drive. Mr. Russell expressed concern about traffic in the area on National Road.

Mr. Haza closed the public hearing.

Mr. Bergman stated there were many comments at the public meetings regarding problems with going east to west in the downtown with the area. He stated the plan placed a high priority on southern loop from Mill Race Park around to the of the Hawcreek People Trail by the Tech Center. He stated by the volume of public input it was given the top priority. Mr. Bergman stated by looking at the map it was obvious that was what was needed to complete that circuit.

Mr. Bergman stated that rural bike routes were something that got a tremendous amount of discussion during the planning process. Mr. Bergman stated that in the rural areas, there were a couple of particular destinations that were mentioned. Mr. Bergman stated that as a City there was trouble endorsing or accepting some responsibility for one of those routes over the other. He stated they made a conscious decision to focus on the future development in the City in terms of the correct project list. Mr. Bergman stated that more rural routes could be shown as the plan evolves in the future.

Mr. Bergman stated that there was discussion regarding facilities near farm areas. Mr. Bergman stated the previous version showed the Hawcreek Trail going almost to the end of the City's jurisdiction and the same thing applied to Talley Road. He stated they decided to pull those back much closer to town and added some language so that the document describes each project as happening only if and when development occurred to make sure in the long term the trails system would grow with the City. He stated it was not the intent of the document to build facilities at this time through working farms.

Mr. Bergman stated there are many people from Westenedge Drive that are interested in the Bicycle & Pedestrian Plan. He stated the current plan shows bicycle lanes and they prefer side

paths. Mr. Bergman stated the Westenedge project was started before the creation of the Bike & Pedestrian Plan. He stated this project was initiated out of the City Engineer's Office. He stated at some point all projects in this plan would have costs as they are implemented and there would be discussion of design details at that time. Mr. Bergman stated this plan does not commit too many of the specifics of the design detail at this time. Mr. Bergman stated that some of the concerns that have been voiced about the Westenedge project are design details not related to the plan itself.

Mr. Bergman stated the implementing of the plan would have costs that will require funding and discussion with property owners about the details. He stated there is emphasis placed on the overall importance of that unifying system to coordinate the various individual effects.

Mr. Bergman stated the plan for Westenedge shows bicycle lanes, which is what they are indicating they do not want and would rather have the side paths. He stated this was the plan from the Bicycle & Pedestrian Committee from the beginning. Mr. Bergman stated this seemed to be the best answer with the information available at the time. He stated with any of these projects there needs to be involvement at the neighborhood level with the construction details.

Mr. Haza asked about the safety of the bike lanes. Mr. Kent Anderson, Director of the MPO stated that bike lanes versus side paths are something that has been gone over in detail. He stated that side paths have a gigantic disadvantage of taking cyclists up out of the traffic. Mr. Anderson stated that most bicycle accidents happen at intersections. He stated if they did not want to do bike lanes on roads his suggestion would be to just leave regular traffic lanes and the sidewalks and let the cyclists be in the lanes with the cars. He stated it was his opinion that doing side paths was dangerous and he would never recommend it. Mr. Anderson stated that it has been done on Rocky Ford Road and based upon the current level of knowledge it was a poor decision. He stated bicycle lanes will not be a cure all, as with any new endeavor there will be a new complication of traffic added to the scheme and there will be a learning curve.

Mr. Bergman stated that it was understood that not all walkers and cyclists are created equal. Sometimes there is conflict and it is a lot more complex than one would initially believe. He stated they tried to provide the appropriate kinds of opportunities for the appropriate skill levels of all cyclist and walkers.

Mr. Haza reopened the meeting.

Mr. Kenneth Russell expressed concern about the danger of riding on the road with the traffic.

Mr. Anderson stated his office was open to the public for discussion of this plan and would encourage everyone to attend the MPO policy board meetings this year. He stated Westenedge could have been done in 2010, but because of the concern shown by the public it is on hold. Mr. Anderson stated he would be happy to discuss the difference with the public regarding bike lanes versus side paths.

Ms. Marr asked what was being adopted at this meeting. She stated it was her opinion that there were too many things that have not been decided to make a decision tonight. Mr. Bergman stated that the plan that was presented, including the future system map, as well as the priority lists are all included in the Bicycle & Pedestrian Plan. He stated it would be adopted as part of the Comprehensive Plan with the intent being that it would be revised as conditions warrant. He stated it was his opinion that this plan would be revised more frequently than the

other parts of the Comprehensive Plan. Mr. Bergman stated it would necessary to revise the document so that the details on the ground and the long-term vision match. He stated this plan was being viewed at a very general level and it and individual projects can inform each other as the process goes along.

Ms. Nash stated that she supported the Bicycle & Pedestrian Plan with the exception of the plan to have a path that goes all along the river up north. She stated the area that is shown floods three times a year and the path would never be clear of debris. She stated that this plan shows three sides of their property would be bordered by the paths. She stated that they had purchased this property with the intent of protecting the environment and they would like to keep it that way.

Mr. Bergman stated that this particular route is the one that extends the Mill Race & Noblitt Trail, then continues north along Flat Rock River and continues all the way to the Airport. He stated this is not on the current project map, it is not on the tier 1 map, and not on the tier two map, but it is somewhere in the future. Mr. Bergman stated the public thought it would be a nice route, so if this document were approved with this line on there what would be approved would be the concept of making that connection at some point in the far distant future. He stated that Plan Commission should decide if this is something worth keeping on the map or not.

Ms. Nash stated they strongly disapprove of the paths being extended along the river.

Mr. Bergman stated that implementing the plan would need the property owner's participation one way or the other and if they were not willing to participate, the trail would not happen.

Ms. Carla Barrett expressed concern about the neighborhood of Westenedge and wants to make sure that safety is taken into consideration.

Mr. Carl Manning stated that the trees should stay in Westenedge and not be disturbed.

Mr. Morrison asked if each proposal in the plan, particularly the one on Taylor Road, was a done deal or would it be open for discussion before it happened.

Mr. Bergman stated that it is likely there will be a connection between A and B there; whether it will be three feet or four feet width is an engineering detail of the project, but it was important for the plan to recognize that from a bicycle and pedestrian point that connection has certain importance. He stated that what is shown on the plan is the best answer with the knowledge we have now.

Mr. Bergman stated that each detail is important at the design level but that this is a long-term vision document for the future.

Ms. Carmichael stated she would like to be assured that if this plan is approved there is an understanding that residents in Westenedge will be notified in writing before it is too late to change the project

Mr. Bergman stated that he was not sure a commitment could be made to that process. Mr. Anderson stated he had an email list and to make sure their names were on that list for notification. He stated he would make sure they get a letter.

Mr. Carmichael asked if there were any bike lanes in the City. Mr. Anderson stated no.

Mr. Loran Bohall stated he was in favor of the proposed Bicycle & Pedestrian Plan.

Mr. Haza closed the public hearing.

Mr. Gaynor stated he had spent a lot of time on bike paths and would support them. He stated it was his opinion that the plan would draw people to the community, as we become more energy conscious over the years. He stated it would be important to keep the paths clean for safety reasons and people should watch closely when crossing driveways.

Ms. DeVore asked if the Resolution 2010-01 would be changing or is this plan permanent. Mr. Bergman stated the document that is before the Plan Commission is for the plan that is presented on these maps and does not automatically provide for approval of updates. He stated any amendments to the plan would have to come through the same process as this document. She asked if this were passed tonight would it go to City Council for approval. Mr. Bergman stated yes. Mr. Bergman stated if there were any changes at City Council it would then come back to the Plan Commission. He stated tonight is a recommendation to the City Council.

Ms. DeVore stated she liked the plan, but had questions at this time. She stated after listening to the public there were even more questions.

Mr. Fisher stated he agreed with Ms. DeVore. He stated that the public had brought up a lot of comments and specific questions. Mr. Fisher stated that the plan that is before the Plan Commission is just that. He stated that over his career he had the opportunity to participate and look over numerous plans. He stated it had been his experience that to move forward is important for any plan. Mr. Fisher stated that this plan might not be the one that drives all the individual decisions about Westenedge Drive or Taylor Road or the safety of the paths. He stated each of these items would need to be addressed as they are discussed and developed.

Mr. Fisher stated he did not think it was the responsibility of the Plan Commission to work out the details of the plan. He stated there has been a process that has involved a lot of public input to bring a start for communication on this plan. Mr. Fisher stated there are numerous plans in place that allow the City to develop as it has and move forward. He stated any plan is subject to much scrutiny, a lot of detail and public input. He stated it was his opinion that the members of the Plan Commission should decide if this is a reasonable launching point for things that will happen in the future. Mr. Fisher stated the plan was a reasonable start for what would become a good Bicycle & Pedestrian Plan for the City of Columbus.

Mr. Haza stated that the act of planning is useful and when considering this document and the role it will play sets a plan in place for the City to move forward with a vision. Mr. Haza stated he agreed with Mr. Fisher.

Ms. DeVore asks Mr. Bergman to read the complete Resolution for the meeting.

Mr. Bergman read General Resolution 2010-1 into the record.

Mr. Gaynor stated he agreed with Mr. Fisher's comments. He stated a plan is required in order to make anything happen. He stated it was his opinion that there was a lot of detail involved in

this plan.

Mr. Bergman stated it was an interesting choice in how much detail is put into a plan. He stated if the plan was so general it would not have any meaning and would just sit on the shelf. He stated it would not be of any value to anyone, but at the same time, you want to have the plan as a guide that has some flexibility and can evolve into something positive. Mr. Bergman stated that there has been a high premium placed on plans that are meaningful and can facilitate their own implementation in a realistic way.

Motion: Ms. DeVore made a motion to approve General Resolution 2010-1 and to send a favorable recommendation to the City Council. Mr. Crider seconded the motion and it carried with a vote of 7-0.

DISCUSSION ITEMS

LIASION REPORT

ADJOURNMENT: 7:00 p.m.

Bryan Haza, President

Steven T. Ruble, Secretary